

**TAMPA PALMS
COMMUNITY DEVELOPMENT DISTRICT**

*Agenda Package
Board of Supervisors Meeting*



Wednesday, May 10, 2017

6:00 P.M.

Compton Park Recreation Building

16101 Compton Drive,

Tampa, Florida



DEVELOPMENT PLANNING & FINANCING GROUP, INC.

TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT

CDD Meeting Advanced Package May 10th, 2017

Contents

1. Introduction
2. Agenda
3. Financial Statements
 - a. Financial Analysis
 - b. Financial Statements A/O 3/31/2017
 - c. Monthly Financial Summary
 - d. Project Driven Financial Reports
 - e. Check Registers & Other Disbursements
4. Strategic Planning and Capital Projects Planning
 - f. Strategic Planning
 - g. Significant Events
 - h. Signature 2017 Spending Plan
5. March 2017 Minutes
6. FY 2016-17
 - i. Proposed Budget Review
 - j. FY 2017-18 Budget & Assessment Chart
 - k. Resolution Setting Budget Hearing Date
7. Consultant Reports
 - l. Bruce B Downs Update
 - m. Irrigation System Upgrades
 - n. Community Appearance
 - o. Park Reviews

Tampa Palms Community Development District

**Development Planning and Financing Group
15310 Amberly Drive, Suite 175, Tampa, Florida 33647
Phone: 813-374-9102
Fax: 813-374-9106**

May 5, 2017

Board of Supervisors
**Tampa Palms Community
Development District**

Dear Board Members:

The Board of Supervisors of the Tampa Palms Community Development District is scheduled for Wednesday, May 10, 2017 at **6:00 p.m.** at the Compton Park Recreation Building, 16101 Compton Drive, Tampa, Florida. *The advanced copy of the agenda for this meeting is attached.*

Enclosed for your reviews are the minutes of the April, 2017 Board meeting and the documents outlined in the table of contents.

Any additional support material will be distributed prior to the meeting, and staff will present their reports at the meeting.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Bruce StDenis

Bruce St Denis
District Manager

JD:cs

cc: Maggie Wilson
Carolyn Stewart (Record Copy)

Tampa Palms CDD Meeting Agenda

**May 10, 2017, 6:00 p.m.
Compton Park Recreation Building
16101 Compton Drive, Tampa, FL 33647**

1. Welcome & Roll Call
2. Jason Rinard / Hardeman Kempton
3. Strategic Planning
4. Board Member Discussion Items
5. Public Comments
6. Approval of the April, 2017 Minutes
7. Approval of District Disbursements
8. Consultant Reports
 - Bruce B Downs Updates
 - Irrigation Updates
 - Park Reviews
 - Proposed Budget
 - & Setting Date For Budget Meeting
 - Community Appearance
 - Pond Inspection Reports
9. Other Matters
10. Public Comments
11. Supervisor comments
12. Adjourn

Executive Summary

The District ended the first half of the fiscal year with a net cash balance of \$ 5.3 million. The Board's oversight responsibilities for the District financial affairs are under control and working according to plan. The District has the funds to meet the District needs going forward, as presently known.

Revenue

As of March 31st the District has collected 96 % collection of assessments, slightly ahead (1%) of collections received at this same time last year. The District fully expects that it will collect the remaining \$98 K. (\$60K of that amount has already been booked for April). The District will have the funds to work its plan.

A favorable variance of \$ 11 K is reflected in Interest Income which results from the District-negotiating a banking agreement that included a favorable interest rate guarantee vs the budget.

Expenses

The General Budget as of March 31st shows a favorable variance of \$ 182 K, due mainly to the timing of billings vs expenditures. Our most significant budget expense is Landscape Maintenance [Basic/Renewal & NPDES] which represents \$ \$80 K of the timing variance. The invoicing typically lags financial closing dates. Project-driven expenses show a similar timing variance of \$ 45 K, even with the palm maintenance expenses.

With 6 months remaining in FY 2017, it is expected that the District's financial performance to be as planned.

Cash Flow Projections for Calendar 2017

(Shown in \$ 000s)

Sources of Funds

Cash Balance 3/31/2017	\$ 5,252
Collections balance of 2017 _____	98
Total Sources of Funds	\$ 5,350

Uses of Funds

Balance of FY 16-17 expenses	(\$ 1,393)
BBD Mitigation allocation	(1,195)
Weather related reserves	(400)
Palm Pest & Deferred projects	(400)
1 st Qtr FY 2017-18 expenses _____	(600)
Total Uses of Funds	(\$ 3,988)

Projected Funds as of 12/31/2017	\$ 1,362
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Frequently Asked Questions

On the financial statements and on the budget a discount is displayed for the assessment revenue. What is this assessment discount and why does it vary slightly from month to month?

The amount shown on the budget and monthly financial statements for “assessments” is the gross amount of the non-ad valorem assessment levied by the District.

Bills for taxes and non-ad valorem assessments collected by the Tax Collector are rendered by Nov 1 and due by March 31 of the following year. Tax bills are considered overdue as of April 1st.

Per Florida Law, and provided as an incentive to pay early, those who pay their taxes before the month they are due receive a discount. The amount of that discount is based on when payment is received.

- 4% in November,
- 3% in December,
- 2% in January,
- 1% in February.

The annual budget reflects the discount at the highest/ earliest payment level; a significant number of owners or the mortgage holders in Tampa Palms pay in time to receive the highest discount level.

Slight variances in the discounts afforded reflect the timing of payments.

See financial statement page following which demonstrates the sliding scale of this discount. (Note this is the same as page 5 of the General Fund financial statements found under Tab B.)

**Tampa Palms CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
FY2017 - For the period from October 1, 2016 through March 31, 2017**

		BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) YTD VARIANCE
REVENUES					
SPECIAL ASSESSMENTS ON ROLL (Gross)	93.00%	\$ 2,569,610	\$ 2,464,815	\$ 2,464,815	\$ -
INTEREST		10,000	5,000	15,848 (a)	10,848
MISCELLANEOUS REVENUE		1,200	600	1,505	905
DISCOUNT-ASSESSMENTS	4.00%	(102,784)	(98,592)	(96,146)	2,447
TOTAL REVENUES		2,478,026	2,371,823	2,386,023	14,200
EXPENDITURES					
ADMINISTRATIVE:					
PAYROLL - SUPERVISORS COMPENSATION		11,000	5,500	4,800	700
PAYROLL TAXES - FICA		5,810	2,905	2,990	(85)
PAYROLL TAXES - Unempl & W/Comp Ins & Payroll Fee		5,024	2,512	1,014	1,498
CDD MANAGEMENT SERVICES		59,892	29,946	27,687	2,259
AUDITING SERVICES		6,057	5,800	5,800	-
ASSESSMENT ROLL SERVICES		10,050	10,050	10,050	-
TAX COLLECTOR FEES-ASSMTS	2.0%	51,392	49,296	47,390	1,906
PROPERTY APPRAISER'S FEES-ASSMTS	1.0%	25,696	-	-	-
LEGAL SERVICES		15,000	7,500	1,173	6,328
MISCELLANEOUS ADMIN.SERVICES (Admin + Filing fees + Bank fees)		11,000	5,500	3,739	1,761
DIRECTORS & OFFICERS INSURANCE		3,407	3,407	2,818	589
TOTAL ADMINISTRATIVE		204,328	122,416	107,460	14,956
FIELD MANAGEMENT SERVICES:					
ADMIN ASSISTANT		55,446	27,723	25,409	2,314
PARK ATTENDANTS		86,305	43,153	34,412	8,741
PARK PATROL		61,353	30,677	22,160	8,517
FIELD CONSULTANT		99,000	49,500	50,360	(860)
FIELD MANAGEMENT CONTINGENCY		20,000	10,000	-	10,000
TOTAL FIELD MANAGEMENT SERVICES		322,104	161,052	132,340	28,712
GENERAL OVERHEAD:					
INSURANCE		11,127	11,127	10,277	850
INFORMATION SYSTEMS (TEL & SECURITY)		21,128	10,564	8,212	2,352
WATER-UTILITY		13,000	6,500	6,083	417
REFUSE REMOVAL (SOLID WASTE)		6,159	3,080	3,147	(68)
ELECTRICITY		118,000	59,000	48,110	10,890
STREETLIGHTING EXPENSE (Includes City Portion)		-	-	-	-
STORMWATER FEE		3,500	3,500	3,046	454
MISCELLANEOUS FIELD SERVICES		13,000	6,500	4,341	2,159
TOTAL GENERAL OVERHEAD		185,914	100,271	83,216	17,054
LANDSCAPE MAINTENANCE:					
LANDSCAPING MANAGEMENT FEE		18,000	9,000	9,450	(450)
LANDSCAPE AND POND MAINTENANCE		942,943	471,472	429,108	42,364
LANDSCAPE REPLACEMENT		75,712	37,856	13,770	24,086
NPDES PROGRAM		30,149	15,075	1,200	13,875
TOTAL LANDSCAPE MAINTENANCE		1,066,804	533,402	453,527	79,875
FACILITY MAINTENANCE:					
IRRIGATION MAINTENANCE		88,576	44,288	52,665	(8,377)
R&M FOUNTAIN		22,895	11,448	8,134	3,313
FACILITY MAINTENANCE		75,712	37,856	35,540	2,316
MOTOR FUEL & LUBRICANTS		4,000	2,000	1,405	595
JANITORIAL/SUPPLIES		1,967	984	1,450	(466)
PROJECTS :					
R&R & DEFERRED MTC		188,100	94,050	121,362	(27,312)

**TAMPA PALMS CDD
FINANCIAL SUMMARY THRU MARCH 31, 2017
GENERAL FUND**

(Shown in \$)	<u>Normal Operations</u>	<u>Non-Operating Project Driven</u>	<u>Total As Reported</u>
<u>Revenues</u>			
Operating	\$1,884,027		\$1,884,027
<u>Non Operating</u>			
Capital Projects		180,615	180,615
Renewal & Rel		180,615	180,615
Signature 2017		75,401	75,401
NPDES		48,010	48,010
Interest	15,848.02		15,848
Misc Rev	1,505.00		1,505
City Payments- Streetlight Carry Forward Bal *			-
Total	\$ 1,901,380	\$ 484,643	\$ 2,386,023
<u>Expenses</u>			
Operations	\$ 875,738		875,738
<u>Non Operating</u>			
Renewal & Rel		121,362	121,362
NPDES/EPA		0	0
Capital Projects		70,971	70,971
TP Signature 2017		<u>15,721</u>	<u>15,721</u>
Total	875,738	208,054	1,083,792
Excess Revenue Vs Expenses	1,025,642	276,589	\$1,302,231

**TAMPA PALMS CDD
FINANCIAL SUMMARY THRU MARCH 31, 2017
GENERAL FUND**

<u>General Fund</u>	3/31/2017	(\$000)
Cash		94
Cash Equivalent (Excess Cash ICS)		5,237
Due From TPOA		4
Accounts Receivable		0
Total		\$ 5,335
Less:		
Payables		83
Accrued Expenses*		
	Net Cash 3/31/2017	\$ 5,251
Allocation for:		
Winter Damage		200
Wind/Hurricane Damage		200
Palm Pests**		200
Deferred Projects ***		200
TP Signature 2017		1,195
	Adjusted Net Cash	\$ 3,256

Forecast

(\$ 000)	2016-17 Fiscal Year		Monthly Bal
	Receipts	Expenses	
<i>Apr</i>			
CDD Operations	47	195	
R&R	4	15	
NPDES	1	24	
Signature 2017	0	45	
Capital Projects	4	18	
Total	57	297	\$ 3,016
<i>May</i>			
CDD Operations	21	181	
R & R	2	12	
NPDES	1	15	
Signature 2017	0	35	
Capital Projects	2	11	
Total	25	254	\$ 2,787
<i>Jun</i>			
CDD Operations	23	181	
R & R	2	12	
NPDES	1	15	
Signature 2017		35	
Capital Projects	2	25	
Total	28	268	\$ 2,547

* Park Attendant Billing

** Palm Treatment and Replacement Identified as Future Liability

*** Projects planned but deferred due to three year construction window and other considerations

**TAMPA PALMS CDD
MARCH 31, 2017**

GENERAL FUND

(\$000)	<u>Prior Year Collected %</u>	<u>Current Year Collected \$</u>	<u>Current Year Collected %</u>	<u>Variance % Fav (Unfav)</u>
October				
November	17%	469	19%	2.0%
December	91%	2211	90%	-1.0%
January	93%	2277	92%	-1.0%
February	94.7%	2337	95%	-
March	95.0%	2369	96%	1.0%
April	98.0%			
May	98.3%			
June	99.7%			
July	99.7%			
August	99.7%			
September *	99.7%			
Year End				
Total Assessed (Net Discount)		\$2,467		

**Tampa Palms CDD
Balance Sheet
March 31, 2017**

GENERAL

ASSETS:

CASH - Operating Account	\$ 93,831
PETTY CASH	500
INVESTMENTS:	
Excess Fund Account- Sunshine Bank	5,236,540
ACCOUNTS RECEIVABLE	30
RECEIVABLE FROM TAMPA PALMS HOA	4,422

TOTAL ASSETS

\$ 5,335,323

LIABILITIES:

ACCOUNTS PAYABLE	\$ 83,448
ACCRUED EXPENSES	-

FUND BALANCE:

NON-SPENDABLE	-
RESTRICTED	-
UNASSIGNED:	5,251,874

TOTAL LIABILITIES & FUND BALANCE

\$ 5,335,323

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**Tampa Palms CDD
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NPDES / CLEAN WATER	50,000	25,000	-	25,000
SIGNATURE TP 2017	78,526	39,263	15,721	23,542
CAPITAL PROJECTS	188,100	94,050	70,971	23,079
TOTAL FACILITY MAINTENANCE & PROJECTS	697,876	348,938	307,248	41,690
TOTAL EXPENDITURES	2,477,026	1,266,079	1,083,792	182,287
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	1,000	1,105,744	1,302,231	196,487
FUND BALANCE - BEGINNING	-	-	3,949,643	3,949,643
FUND BALANCE - ENDING	\$ 1,000	\$ 1,105,744	\$ 5,251,874	\$ 4,146,130

Summary- Project Driven Expenses

6 Months Ending March 31, 2017

Operating Capital Projects	(\$000)
<u>Sources of Funds</u>	
FY 2016-17 Budget	\$188
<u>Uses of Funds</u>	
Spent Thru 3/31/17	71
3/31/17 Commitments	<u>29</u>
Total Funds Spent & Committed	\$100
Budget Available as of 3/31/2017	\$88
Renewal & Replacement	
<u>Sources of Funds</u>	
FY 2016-17 Budget	\$188
<u>Uses of Funds</u>	
Spent Thru 3/31/2017	121
3/31/2017 Commitments	<u>0</u>
Total Funds Spent & Committed	\$121
Budget Available as of 3/31/2017	\$67
TP Signature 2017 Capital Projects	
<u>Sources of Funds*</u>	
FY 2016-17 Budget	\$79
<u>Uses of Funds</u>	
Spent Thru 3/31/2017	16
3/31/2017 Commitments	<u>16</u>
Total Funds Spent & Committed	\$31
Budget Available as of 3/31/2017	\$47

**Capital Projects 2016-17
Budget Monitor**

31-Mar-17

(\$000)	5 Year Model	Current Projects	Spent 2016-17	Committed To Spend
Tampa Palms Signature Projects (BB Downs)				
Consulting Services	61	25	9	16
Main Entry Restorations	615	60	2	
Irrigation	233	-	4	-
Bruce B Downs Improvements	287	-	-	-
Sub-Total TP Signature 2017	\$1,195	\$85	\$16	\$16
Capital Projects				
Consulting Services			4	
Irrigation Upgrades	150	10	11	10
Parks	250	150	47	9
Landscape & Lighting	175	90	-	-
Signs, Infrastructure & Lighting	275	145	10	10
Sub-Total Capital Projects	850	\$395	\$71	\$29
Total TP Signature & Capital Projects	*	\$480	\$87	\$45

* Five Year Model

\$1,195 Signature TP 2017
\$850K Capital Projects

**Capital Projects
Signature 2017
Through March 31, 2017**

Tampa Palms Signature Projects (BB Downs)	5 Year Model	Current Projects	Spent 2016-17	Committed To Spend
Consulting Services				
Design Impl Oversight				-
Prelim BB Downs / Area 2 Designs		25,000	9,300	15,700
Main Entry Lighting Designs				-
<i>Sub Total</i>	60,520	25,000	9,300	15,700
Main Entry Restorations				
Area 1 Entry Hardscape	250,790	-		-
Area 1 & 2 Landscape	240,000	25,000	2,300	-
Area 2 Entry (Corner Property + Pond)	124,176	35,000		-
<i>Sub Total</i>	614,966	60,000	2,300	-
Irrigation				
Area 1 Main Line Relocation	93,583			-
Area ! & 2 Irrigation & Wiring Adjustments	139,034		4,121	-
<i>Sub Total</i>	232,617	-	4,121	-
Bruce B Downs Improvements				
Pedestrian Fencing	286,897	-		-
<i>Sub Total</i>	286,897		-	-
Sub-Total Tampa Palms Signature 2017				
	\$ 1,195,000	\$ 85,000	\$ 15,721	\$ 15,700
Standard Capital Projects				
	5 Year Model	Current Projects		Committed To Spend
Consulting Services				
Design Implementation Oversight			3,798	
<i>Sub Total</i>			3,798	
Irrigation Upgrades [\$150-200]				
Wiring, Upgrades & Additional Zones	150,000	-	10,865	-
Area 1 Pump Station Pond Connections		10,000		10,000
<i>Sub Total</i>	150,000	10,000	10,865	10,000
Parks [\$200-250]				
Amberly Perimeter Fencing Landscape	-	3,699		-
Camera Systems (Including CDD)	-	40,000	6,660	-
Oak Park Path Paving				-
Amberly Picnic Table/Seats & Trash Cans	-	12,655		8,775
Hampton Tennis Court Enhancements		37,000		-
Hampton Safety Surface Replacement		40,000	39,999	-
<i>Sub Total</i>	250,000	149,844	46,659	8,775
Landscape & Lighting [\$150-200]				
Landscape Enhancements	175,000	-		-
Palm Investments				-
<i>Sub Total</i>	175,000	90,000		-
Signs, Infrastructure & Lighting [\$150-200]				
LED Upgrades Plus Installation	125,000	125,000		-
Misc ROW Sign				-
Monument Structure Enhancements	150,000	-		-
Wildlife & Protected Species Signs		20,000	9,649	10,351
<i>Sub Total</i>	\$275,000	\$145,000	\$9,649	\$10,351
Sub-Total Normal Capital Projects				
	\$850,000	\$394,844	\$70,971	\$29,126
Total TP Signature 2017 & Standard Capital Projects				
	\$2,045,000	\$479,844	\$86,692	\$44,826
		(\$000)		
	5 Year Model	FY 2013-14	FY 2016-17	
Signature TP 2017	\$1,195	\$380	\$16	
Capital Projects	\$850	\$110	\$71	
	FY 2014-15	FY 2015-16		
	\$54	\$34		
	\$122	\$96		

**TAMPA PALMS CDD
CASH REGISTER
FY 2017**

Date	Num	Name	Memo	Receipts	Disbursements	Balance
02/28/2017			EOM BALANCE	314,536.46	176,734.93	269,160.84
03/01/2017	6592	MARY-MARGARET WILSON	Field Mgmt - March		8,450.00	260,710.84
03/01/2017	6593	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - March		5,337.94	255,372.90
03/02/2017	6594	ADVANCED ENERGY SOLUTION OF	Fountain Repairs - Reserve		120.00	255,252.90
03/02/2017	6595	CINTAS	Mats		56.38	255,196.52
03/02/2017	6596	DOUGLAS CLEANING SERVICES	Amberly Pk Cleaning - March		335.00	254,861.52
03/02/2017	6597	REPUBLIC SERVICES	3/1-3/31 - Solid Waste		448.80	254,412.72
03/02/2017	6598	FRONTIER COMMUNICATIONS	CDD - Feb/March Service		510.59	253,902.13
03/02/2017	6599	FRONTIER COMMUNICATIONS	HP - Feb/March Services		150.68	253,751.45
03/03/2017	ACH03032017	PAYCHEX	P/R Fees		48.45	253,703.00
03/03/2017	15076DD	DOROTHY COLLINS	2/13-2/26/17 - P/R		2,100.44	251,602.56
03/03/2017	ACH03032017	PAYCHEX	2/13-2/26/17 - P/R		860.59	250,741.97
03/09/2017	6600	AT&T	Long Distance - February		100.63	250,641.34
03/09/2017	6601	CINTAS	Mats		112.76	250,528.58
03/09/2017	6602	FEDEX	Delivery Svcs		22.84	250,505.74
03/09/2017	6603	FRONTIER COMMUNICATIONS	Hampton Pk -		198.48	250,307.26
03/09/2017	6604	GRAU & ASSOCIATES	Audit FY 2016		1,800.00	248,507.26
03/09/2017	6605	IRON MOUNTAIN	3/1-3/31 - Storage		159.69	248,347.57
03/09/2017	6606	LOWE'S	Supplies		170.02	248,177.55
03/09/2017	6607	DOUGLAS CLEANING SERVICES	VOID: 3/3-3/14 - CDD Cleaning		0.00	248,177.55
03/09/2017	6608	SECURITAS SECURITY SERVICES USA, INC	2/5-2/18 - Hampton & Amberly Pk Security		2,416.50	245,761.05
03/09/2017	6609	SUNSHINE STATE ONE CALL F FLORIDA	Dig Tickets		54.19	245,706.86
03/09/2017	6610	TERMINEX	Pest Control		180.00	245,526.86
03/09/2017	6611	VERIZON	Feb Svcs		111.21	245,415.65
03/09/2017	6612	WEX BANK	Fuel - February		180.48	245,235.17
03/09/2017	6613	XEROX CORPORATION	Usage Charges		20.39	245,214.78
03/09/2017	6614	FRONTIER COMMUNICATIONS	Amber Pk		178.70	245,036.08
03/10/2017	6615	TAMPA ELECTRIC	Summary Bill - February		8,830.14	236,205.94
03/16/2017	6616	ABM Landscape & Turf Services	Plants/Irrigation/Handy Work		22,970.00	213,235.94
03/16/2017	6617	ADVANCED ENERGY SOLUTION OF	Remove Air Compressors from Pond		345.00	212,890.94
03/16/2017	6618	BUCHANAN INGERSOLL & ROONEY	Legal Svcs		902.50	211,988.44
03/16/2017	6619	CLEAN SWEEP SUPPLY COMPANY	Supplies		200.40	211,788.04
03/16/2017	6620	HD SUPPLY WATERWORKS, LTD	Supplies		168.00	211,620.04
03/16/2017	6621	OLM, INC	Landscape Ins.		1,575.00	210,045.04
03/16/2017	6622	STAPLES	Supplies		202.36	209,842.68
03/16/2017	6623	XEROX CORPORATION	Copier Contract		111.11	209,731.57
03/17/2017	03172017	PAYCHEX	Payroll Fee		48.45	209,683.12
03/17/2017	15077DD	DOROTHY COLLINS	2/27-3/12 - P/R		2,100.46	207,582.66
03/17/2017	15078	EUGENE R. FIELD	BOS Mtg - 3/8/17		184.70	207,397.96
03/17/2017	15080DD	James P. Soley	BOS Mtg - 3/8/17		184.70	207,213.26
03/17/2017	15081DD	Jessica B. Vaughn	BOS Mtg - 3/8/17		184.70	207,028.56
03/17/2017	15079	PATRICIA B. MANEY	BOS Mtg - 3/8/17		184.70	206,843.86
03/17/2017	ACH03172017	PAYCHEX	2/27-3/12 - P/R		989.14	205,854.72
03/17/2017		STATE FARM	Insurance Recovery	3,900.00		209,754.72
03/23/2017	6624	ABM Landscape & Turf Services	Landscape Maint - February		58,416.00	151,338.72
03/23/2017	6625	ARCHITECTURAL FOUNTAINS, INC	Fntn Maint - Qtr, Ftn Repairs		890.00	150,448.72
03/23/2017	6626	CINTAS	Mats		112.76	150,335.96
03/23/2017	6627	CLEAN SWEEP SUPPLY COMPANY	Supplies		172.40	150,163.56
03/23/2017	6628	DOUGLAS CLEANING SERVICES	3/17-3/31 - CDD Cleaning		525.00	149,638.56
03/23/2017	6629	SECURITAS SECURITY SERVICES USA, INC	12/25-1/7; 2/19-3/4 Amberly & Hampton Pk Security		4,219.42	145,419.14
03/23/2017	6630	STAPLES CREDIT PLAN	Supplies		149.99	145,269.15
03/23/2017	6631	TAMPA PALMS OWNERS ASSOCIATION	Attendant P/R - 2nd Qtr		15,598.20	129,670.95
03/30/2017	6632	ABM Landscape & Turf Services	Plants/Tree Maint		22,781.00	106,889.95
03/30/2017	6633	CINTAS	Mats		56.38	106,833.57
03/30/2017	6634	DOUGLAS CLEANING SERVICES	Cleaning Amberly Pk - April		335.00	106,498.57
03/30/2017	6635	EEL SECURITY	Monitoring 2nd Qtr 2017		89.85	106,408.72
03/30/2017	6636	ESD WASTE2WASTER, INC	Pump Maint - March		300.00	106,108.72
03/30/2017	6637	FLORIDA FOUNTAIN MAINTENANCE, INC	Fntn Maint - March		417.38	105,691.34
03/30/2017	6638	FRONTIER COMMUNICATIONS	CDD Phone Mar/Apr; HP Fios		671.07	105,020.27
03/30/2017	6639	HARDEMAN KEMPTON AND ASSOCIATES, INC	Landscape Architectural Design		798.19	104,222.08
03/30/2017	6640	REPUBLIC SERVICES	4/1-4/30 - Solid Waste		448.80	103,773.28
03/30/2017	6641	SUWANEE LUMBER, CO., INC	Mulch		6,008.10	97,765.18
03/31/2017	ACH03312017	PAYCHEX	P/R Fees		48.45	97,716.73
03/31/2017	15082DD	DOROTHY COLLINS	3/13-3/26/17 - P/R		2,100.45	95,616.28
03/31/2017	ACH03312017	PAYCHEX	3/13-3/26/17 - P/R		860.58	94,755.70
03/31/2017	384	SUNSHINE BANK.	Water Utilities pmt - SB Mar 2017		934.59	93,821.11
03/31/2017		SUNSHINE BANK.	Interest	9.79		93,830.90
03/31/2017			EOM BALANCE	3,909.79	179,239.73	93,830.90

	<u>Next Step</u>	<u>Date</u>	<u>Responsible</u>
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I Bruce B Downs Mitigation Projects- Signature 2017

1) General Progress & Timeline

- | | | | |
|-----------------------------|-----------------|------------|-------|
| a) Closures & Progress | Report To Board | May | Staff |
| b) County Contract Progress | Report To Board | May | Staff |

2) Entrance Pond

- | | | | |
|-----------------------------------|----------------------------|-----|-----------|
| a) Littoral Plantings | | | |
| Final Pricing | Board Approval | Jul | Staff/H&K |
| Schedule Plantings | Hold For County Permission | TBD | Staff/H&K |
| b) Pond Perimeter | | | |
| Final Pricing | Board Approval | Jun | Staff/H&K |
| Schedule Plantings | Hold For County Go-Ahead | TBD | Staff/H&K |
| c) Trees & Shrubs (Church Buffer) | | | |
| Final Pricing | Board Approval | Jun | Staff/H&K |
| Schedule Plantings | Hold For County Permission | TBD | Staff/H&K |

	Next Step	Date	Responsible
d) CDD Frontage on BB Downs			
Final Pricing- Irrigation	Board Approval	Jun	Staff/H&K
Design & Pricing	Board Approval	Jun	Staff/H&K
Schedule Work	Hold For Access	TBD	Staff/H&K
e) Pond Site Fountain(s)			
Final Pricing	Board Approval	Jun	Staff/H&K
Installation Work	Hold For Access	TBD	Staff/H&K

3) Community Entrances

a) Tampa Palms Blvd - Area 1			
Represent Hardscape	Board Approval	May	Staff/H&K
Final Pricing- Hardscape	Prelim Board Approval	May	Staff
Final Pricing- Lighting	Board Approval	Jun	Staff
Represent Landscape Options			
Entry Side of Road	Board Review	May	Staff/H&K
Exit Side of Road	Board Review	May	Staff/H&K
Median	Board Review	May	Staff/Maney
Pond Site	Board Review	Jun	Staff/Maney
Final Pricing Landscape (Incl Irrigation)	Board Approval	TBD	Staff
Schedule For Approved Improvements	Update Board	On Going	Staff

	Next Step	Date	Responsible
b) Tampa Palms Blvd - Area 2			
Represent Hardscape	Board Approval	May	Staff/H&K
Final Pricing- Hardscape	Prelim Board Approval	May	Staff/H&K
Final Pricing- Lighting	Board Approval	Jun	Staff
Represent Landscape Options	Board Review		
Entry Side of Road	Board Review	TBD	Staff/H&K
Exit Side of Road	Board Review	TBD	Staff/H&K
Medians	Board Review	TBD	Staff/H&K
Amberly Pond ROW Landscape			
Landscape Design	Board Review	Jul	Staff/Maney
Landscape Budget & Installation	Board Approval	Sept	Staff/Maney
Roadway Bricks	Board Review	Jun	Staff/Soley
Wayfinding Sign	Board Review	Jun	Staff
Final Pricing Landscape (Incl Irrigation)	Board Approval	TBD	Staff
Schedule For Approved Improvements	Update Board	Ongoing	Staff
c) Amberly Area 1			
Landscape Options	Board Review		
Entry Side of Road	Board Review	Jul	Staff/Maney/H&K
Exit Side of Road	Board Review	Jul	Staff/Maney/H&K

	Next Step	Date	Responsible
Welcome Monument Area	Board Review	Jul	Staff/Maney/H&K
Roadway Bricks	Board Review	Jun	Staff/Soley
d) Amberly Area 2			
Landscape Options	Board Review		
Entry Side of Road	Board Review	Jul	Staff/Maney/H&K
Exit Side of Road	Board Review	Jul	Staff/Maney/H&K
Monument Area	Board Review	Jul	Staff/Maney/H&K
Roadway Bricks	Board Review	Jun	Staff/Soley

II Capital Projects

1) Wayfinding & Misc. Signs

a) Area 2 Entry (Sig 2017 Area 2 Above)	Board Review	Jun	Staff/Soley
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2) LED Landscape Lighting

a) Phase III	Future Consideration	TBD	Staff
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3) Irrigation System Upgrades

a) Sentinel System Communication	Board Review & Approval	May	Staff/Gibson
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	Next Step	Date	Responsible
b) Intake Replacements (Area 1)	Review Progress	Jun	Staff
c) Filtration System Replace (Area 2)	Evaluation	TBD	Staff/Gibson

III Landscape Assets

1) Assessment YTD Weather Impacts	Report To Board	Ongoing	Staff/Maney
2) Landscape Pests/Problems/			
a) Palm Tree Pests	Report To Board	Jun	Staff/Maney
b) Drought Impacts on Ponds	Report To Board	May	Staff/Soley
3) Village Entry & Blvd Restorations			
a) Progress	Report To Board	Aug	Staff

IV Park Reviews

1) Park Updates General			
a) Lollipop Installation	Report To Board	May	Staff
b) Park Guard Reviews	Report To Board	May	Staff

	Next Step	Date	Responsible
2) Wind Sail Replacement	Report To Board	Jul	Staff
3) Amberly Surface	Report To Board	May	Staff

V NPDES Projects

1) Control Structure

a) Inspection Project

Report To Board

May

Staff

b) Upgrade Project

Next Step

Date

Responsible

Board Review

TBD

2) Low Impact Development

a) Current Projects

Report To Board

May

Staff

VI. Multi-Model Paths

a) City Timeline

Report To Board

Jun

Staff

TP CDD Planning Horizon

May, 2017

FY 2016 -17

- Enhanced Website Requirements For CDDs Goes Into Effect
- Lane and Entry Blockage- Area 1 & 2 BB Downs Construction
- BB Downs Northbound Lanes Open (Feb)
- Area 1 Entry Median Modified
- Area 2 Pond Complete (Apr-May)
- Area 1 Entry Median Revitalized
- Area 1 Entry Hardscape Improvements Finally Possible
- Area 2 Exit Lane Construction (Apr- May)
- Amberly Entrance Improvement
- Southern Segment BBD Complete (July- Aug)
- Playground Updates (Hampton)
- Landscape Renewal Continues (10 Year Cycle)
- NPDES Renewal (NOI Development)

FY 2017 -18

- Multi-Modal Path Improvements
- Area 2 Entry Improvements
- Possible Playground Updates (Amberly)
- NPDES Renewal
- Pond Improvement Plans

Update BB Downs Mitigation

This report is filed monthly to update the Board Members as to the status of funds - both availability and committed - for the Signature Tampa Palms 2017 projects.

A financial model is a useful tool; mathematically based, incorporating **known** trends and processes and estimating what are sometimes called known/unknowns such as CPI increases.

But financial models foretell the future based on the story of past events which is inadequate for making firm decisions for something such as the BB Downs project that is:

- totally under the control of others
- fluid in its progress and timing with a million moving parts

Still the momentous effect that this project has on Tampa Palms demands the use of all available tools - even the inexact- and further demands constant vigilance and strategic revision as needed.

Estimated Timing By Project- May, 2017

Opening Balance	FY 2013-14 \$1,195,000	FY 2014-15 \$814,520	FY 2015-16 \$760,520	FY 2016-17 \$760,486	FY 2017-18 \$184,696
Consulting & Design Svcs				\$50,000	\$10,520
Irrigation Relocation	93,583				
Area 1 Entry- Landscape				\$65,000	\$35,000
Area 1 Pillars, Fencing & Lighting				\$125,000	
Area 2 Pillars, Fencing & Lighting				\$90,790	
Irrigation- General & Repairs		\$54,000	\$34	\$50,000	\$35,000
Area 2 Entry Landscape					\$45,000
Area 2 Entry Fountain				\$65,000	
Area 2 Entry - Littoral Plantings					\$59,176
Area 2 Pond - Landscape				\$95,000	
Area 2 Entry- Roadway Bricks				\$35,000	
BB Downs Fencing	286,897				
S/T By Fiscal Year	\$380,480	\$54,000	\$34	\$575,790	\$184,696
Total All Projects	Actual	Actual	Actual	Forecast	Forecast

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**MINUTES OF MEETING
TAMPA PALMS
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Tampa Palms Community Development District was held on Wednesday, April 12, 2017 at 6:00 p.m. at the Compton Park Recreation Building, 16101 Compton Drive, Tampa, Florida.

FIRST ORDER OF BUSINESS - Welcome & Roll Call

Mr. Field called the meeting to order.

The Board members introduced themselves for the record.

Present and constituting a quorum were:

Gene Field	Chairman
Jim Soley	Vice Chairperson
Patty Maney	Supervisor
Jessica Vaughn	Supervisor

Also present were:

Luis Viera	Tampa City Councilman
Maggie Wilson	Consultant
Bruce St Denis	District Manager
Chris Ferguson	
Warren Dixon	
Brian Koerber	
Bill Schneider	
Don ONeal	

Mr. Field established that a quorum of the Board was present.

Pledge of Allegiance

Mr. Soley led the recitation of the Pledge of Allegiance.

SECOND ORDER OF BUSINESS- Strategic Planning

Mr. Field reviewed the most current strategic plans, focusing on those issues which have immediate impact. The full strategic plans and significant events were included in the advance Board Package; a copy of which is attached hereto and made a part of the public record.

THIRD ORDER OF BUSINESS - Board Member Discussion Items

1 Ms. Maney requested a group rain dance.

2

3 **FOURTH ORDER OF BUSINESS - Public Comments**

4 Bill Schneider asked has anyone produced a photo of what the intersection will look
5 like? Ms. Wilson replied that a “mock up” was produced showing both sides and was
6 presented both in CDD meeting and in the TPOA Newsletter. Ms. Wilson noted that Jason
7 Rinard is tentatively scheduled to reintroduce the plan at the May meeting.

8 Don Oneal asked when might the CDD be installing fountains into the new pond. Ms.
9 Wilson answered that the date is not yet fixed, timing will be subject to County permission
10 and most likely next year due to pond liner warranty issues.

11

12 **FIFTH ORDER OF BUSINESS - Approval of the March Minutes**

13

14 On MOTION by Mr. Soley, SECONDED by Ms. Vaughn, WITH ALL IN FAVOR, the
15 Board approved the Minutes of the March 2017 Board Meeting.

16

17 **SIXTH ORDER OF BUSINESS - Approval of District Disbursements**

18 A copy of the Board Financial Analysis, Financial Statements and Check Register are
19 attached hereto and made a part of the public record. Mr. Field noted that the check register
20 had been reviewed.

21

22 On MOTION by Mr. Soley, SECONDED by MS. Vaughn WITH ALL IN FAVOR, the
23 Board approved the Disbursements for the month ending February 28, 2017 in the Amount of
24 \$176,734.93.

25

26

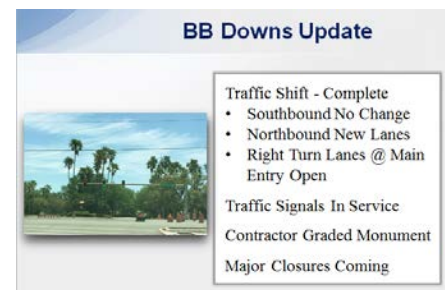
27 **SEVENTH ORDER OF BUSINESS - Consultant Reports**

28

29 **◆ Bruce B Downs Update**

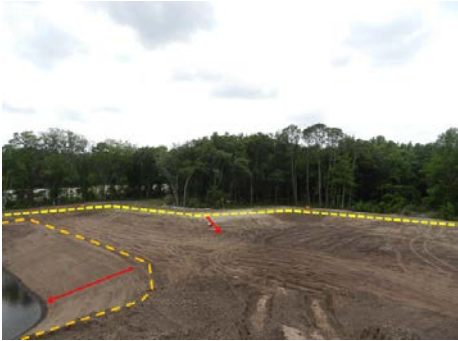
30 Ms Wilson reported on the progress of the
31 construction noting that the new northbound lanes have
32 been opened to traffic.

33 The traffic signals at TP Blvd Area 2 exit are
34 complete and the corner is much safer.



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Pond work continues and the filling is in progress. Due to limitations in groundwater availability, some pumping (slightly less than a million gallons) was done from the Area 1 pond. The pond recovered nicely, with no detrimental effect on the Tampa Palms use of the water.



◆ **Entry Streetlights**

Ms. Wilson recapped Jason Rinard's recommendation for street lights at the main TP Blvd entrances, noting these streetlights are the only streetlights in Tampa Palms that are provided by the CDD.

Entry Streetlights

Staff Recommendation

Sternburg Old Town

- Replace Same Locations Area 1
- Modify Placement Area 2 Median
- Hold Off Path Lights Wait Until Mitigation Complete

All other public ROW streetlights are provided by TECO and paid for by the City of Tampa.

◆ **Community Appearance**

Ms. Wilson reviewed the general condition of the landscape and OLM inspections rating which was 91%. Ms Wilson explained the mechanism by which the payment to the landscape contractor is partially dependant (15%) on the monthly performance.

Community Appearance

- Holding Our Own
 - Despite Construction
 - Despite No Rain
 - OLM Evaluation
- Maney/Laird Turf Program Working
- Continued Damage ROW

Ms. Wilson described the upcoming plantings which are replanted annually and designed to freshen the look of the entries.

Community Appearance

- Coming Attractions
 - Caladiums
 - Two Sizes, Location Dependent

Caladiums, similar in look - whiye with either pink or green veining but in two sizes to accommodate safe sightlines along the medians - will be used.

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◆ **Park Reviews**

Ms. Wilson noted that both Amberly and Hampton parks were being “spiffed up” for the upcoming school and family holidays.

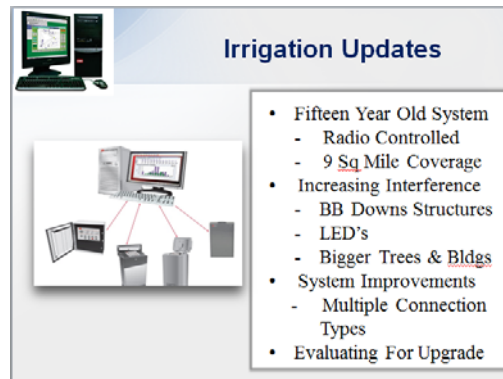
The pavilions are being pressure washed, new trash cans will replace those which are deteriorating at the rear of Amberly Park, new swing chains ordered for both parks and replacement rubber mushrooms have been ordered.

The lollipop umbrellas were being installed at the time of the meeting and will be complete by Friday afternoon.



◆ **Irrigation Updates**

Ms. Wilson explained that the control portion of the system is more than thirteen years old. It is the control portion of the irrigation system that directs the watering activities for the entire property.



It is a Toro Sentinel system which includes 35 field controllers, 17 of which are satellite controllers (SATs), which communicate directly with the central site. The large traffic signal masts, along with the powerful radio-controlled Intelligent Traffic System (ITS) poles installed on BB Downs have introduced significant level of radio signal interference.

When interference occurs the “start watering” signal is not received by the MAPs unit and no irrigation takes place. The current situation is such that 7 or 8 (varies by day) MAPs controllers are not receiving signals from their SAT resulting in “no watering” situations.

During the last thirteen years Toro has made numerous changes and enhancements to the Sentinel System, the principal ones from the perspective of Tampa Palms are those associated with SAT & MAP design (all units are programmable and can execute their own programs) and connectivity (cell and phone options added).

Ms. Wilson is having the system evaluated for upgrades that will add new communications capabilities.

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◆ **Commercial Property Changes**

Ms. Wilson reported on the sale of the Palm Lake Office building and the potential sale of the Shoppes of Amberly.

The Palm Lake facility sold last during the height of the real estate boom; it sold for less's this time but at a respectable price per SF (\$1.33)



Commercial Property Changes

- Palm Lake Office Sold
 - **PLTP** Investors LLC
 - 3-Story / 86,000 SF
 - \$1.33/SF
- Shoppes of Amberly On the Market

Note: The slide includes a photograph of a large office building and a line graph titled 'Sale Price Last Twenty Years' showing a peak around 2007.

◆ **Commercial Property Changes**

Ms. Wilson discussed the Federal Trademark Status of both the iconic palm and the name “Tampa Palms”.

Both are held by the TPO.



Tampa Palms™ Has Federal Trademark Protection

- Iconic Palm
- “Tampa Palms™”
- TPOA Owns The Marks
- Licensed™ To Others Within the TP DRI
- Denied to All Others

Note: The slide includes a logo of a palm tree and a photograph of a trademark registration document from the United States of America.

Additional Advanced Board Package Materials:

Information regarding financial reports were included in the Advance Board package; copy of which is attached hereto, made a part of the public record and available online.

SEVENTH ORDER OF BUSINESS – Other Matters

There being none, the next item followed.

NINTH ORDER OF BUSINESS – Public Comments

Warren Dixon mentioned that the playground was slightly behind scheduled at Compton due to revisions in the drain plan that eliminated groundwater storage. He also mentioned that the TPOA had engaged a new pool maintenance contractor.

Don O’Neal inquired about the pond, would the area in the front remain effectively a trench. Ms. Wilson stated that some additional would be supplied (most likely by the CDD) and drainage provided.

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Don O’Neal wondered about signs to detail leaving and entering Tampa Palms, differentiating it from Tampa Palms North and TPOST 3. Mr. Field suggested that such consideration be tabled until the construction was completed.

Don O’Neal asked about the entry pork chops, noting that they appeared complete and when could they be planted with grass. Ms. Wilson advised that they are not yet complete; there will be no grass but the non walk areas will be bricked.

Bill Schneider asked if the shortening of the median meant that the Christmas reindeer would lose their grazing spot. Ms. Wilson said it appears they will continue to be able to graze, from now on in the annuals, just as Area 2 did this year.

TENTH ORDER OF BUSINESS - Supervisor Comments

Ms. Vaughn thanked Councilman Viera for attending

Mr. Soley noted that the CDD was planning to meet with the City regarding the multi-modal path.

Mr. Field thanked Mr. Viera for attending and asked if he had any questions; he did not.

ELEVENTH ORDER OF BUSINESS - Adjournment

There being no further business,

On MOTION by Mr. Soley, SECONDED by Ms. Maney, WITH ALL IN FAVOR, the meeting was adjourned.
--

**These minutes were done in summary format.*

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

1 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a
2 publicly noticed meeting held on _____.

3
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7 _____
8 **Signature**

9
10 Bruce St Denis

11 **Printed Name**

12

13 **Title:**

14 Secretary
15 District Manager

7 _____
8 **Signature**

9
10 Gene Field

11 **Printed Name**

12

13 **Title:**

14 Vice Chairperson
15 Chairperson

FY 2017-2018 Preliminary Budget

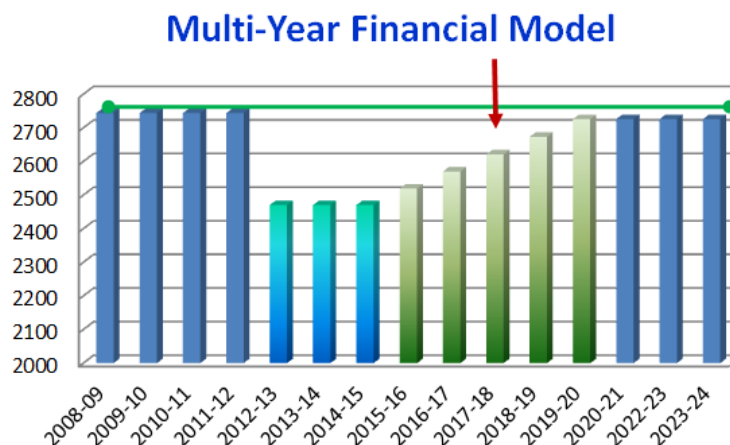
April 5, 2017

Executive Summary

The proposed budget for FY 2017-2018 is presented this month for preliminary approval. This approval is necessary to send notice to the owners of the upcoming Budget Hearing which will be held in July.

This budget is based on the Board's multi-year financial model. Consistent with that model, assessments will be increased 2%. This is the model that was shown in the books last month and has been repeatedly shared with the residents.

This budget maybe modified by the Board between now and the Budget Hearing. The assessments may not be increased once the public notice is made but it may be lowered.



Budget Overview

Fundamentally, the proposed Budget is the FY 2017-2018 portion of the forward looking financial model, adjusted to meet current year requirements and to balance the budget as is statutorily required.

TAMPA PALMS CDD PROPOSED BUDGET- FY 2017-18 - SUMMARY GENERAL FUND

	FY 2016-17	FY 2016-17	FY 2017-18	\$ INCR (DCR)	% INCR (DCR)
	Adopted	Outlook	Proposed	VS 2016-17 Budget	VS 2016-17
REVENUE- ALL SOURCES					
Assessments Non-Advalorem	2,569,610	2,569,610	2,621,002	51,392	2%
Early Payment Discount	(102,784)	(102,784)	(104,840)	(2,056)	
Interest Income	10,000	20,869	10,000	(10,869)	
Misc. Rev	1,200	1,200	1,200	-	
Carry Forward					
Total Revenue	\$2,478,026	\$2,488,895	2,527,362	49,336	2%

Revenues

As planned, the assessments will increase a gross amount of 2% over the FY 2016-17 level.

- In an abundance of caution, and with no knowledge as to the state of the future financial markets, the interest income forecast is maintained at \$ 10 K per year.
- No excess fee distributions were planned from the County Tax Assessor or Property Appraiser.
- Carry Forward revenue is not included for FY 2016-17 due to uncertainty as to the progress of the BB Downs widening project.

When and if funds are required for BB Downs improvement projects, after proper notice a budget amendment may be approved by the Board to make this revenue available to cover Signature 2017 expenses.

Expenditures

The expenses of the District are displayed to reflect the activities grouped within normal operations of the District, including the administrative costs, management services, overhead and supplies and project-driven expenses which address the on-going requirement to sustain and improve the \$11.9 M of capital assets of the District and more than \$10 M of landscape assets.

Normal Operations

	FY 2016-17	FY 2016-17	FY 2017-18	\$ INCR (DCR)	% INCR (DCR)
	Adopted	Outlook	Proposed	VS 2016-17 Budget	VS 2016-17 %
EXPENDITURES					
Administrative Expenditures					
<i>S/T Personnel Services</i>	21,834	22,734	21,834	0	0.0%
<i>S/T Professional Services</i>	168,087	142,391	156,057	(12,030)	-7.2%
<i>S/T Administrative Services</i>	14,407	13,818	14,847	440	3.1%
Total Administrative	\$204,328	\$178,943	\$192,738	-\$11,590	-5.7%
Field/ Operations Expenditures					
<i>S/T Field Management Svcs</i>	322,104	322,104	334,188	12,084	3.8%
<i>S/T General Overhead</i>	185,914	184,611	192,830	6,916	3.7%
<i>S/T Landscape Maintenance</i>	1,066,804	1,067,267	1,093,825	27,021	2.5%
<i>S/T Facility Maintenance</i>	194,150	194,150	201,916	7,766	4.0%
Total Field Operations/Services	1,768,972	1,768,132	1,822,759	53,787	3.0%
Total Normal Operations (Admin & Field)	1,973,300	1,947,075	2,015,497	42,197	2.1%

Normal Operations

Normal operations are planned to increase by 2.1 % over FY 2016-17. This rate of increase is primarily attributable to:

- Adjustments made to the Five Year Financial Model to bring it in line with the CDD's actual spending program.
- A conservative view of the economies of the ABM agreement which are fixed through May 2017 and thereafter tied to CPI, as well as, reductions in operating costs that will result from the construction interruptions brought about by the widening of BB Downs which reduce the amount of enhancements possible at the main entries.
- Reductions in the cost of electricity primarily attributable to the efficiencies of LED lighting, both for monuments and for landscape enhancements..
- Adjustments in forecasted water price increases.

Project Driven Expenses

	FY 2016-17	FY 2016-17	FY 2017-18	\$ INCR (DCR)	% INCR (DCR)
	Adopted	Outlook	Proposed	VS 2016-17 Budget	VS 2016-17 %
Project Driven Expenses					
Signature TP 2017	78,526	78,526	80,665	2,139	1.5%
Renewal and Replacement & Deferred Maintenance	188,100	188,100	190,600	2,500	1.3%
Capital Projects	188,100	188,100	190,600	2,500	1.3%
NPDES/Clean Water	<u>50,000</u>	<u>50,000</u>	<u>50,000</u>	<u>0</u>	0.0%
Total Project Driven Expenses	\$504,726	\$504,726	511,865	\$7,139	1.4%

Project Driven Expenses

Project driven expenses increased \$7 K or 1.4 %.

Funds have been allocated for the TP Signature 2017 restorations at virtually the same level as FY 2015-16: additional TP Signature 2017 will be added, if needed, via a budget amendment approved by the Board.

- Capital projects are budgeted at \$ 190 K, consistent with the Multi-Year Model plus additional allocations to balance the budget as required by law.
- Renewal & replacement programs are funded consistent with the Multi-Year Model plus additional allocations to balance the budget as required by law
- R&R NPDES Projects are funded at the \$50 K level reflecting the realities of funding the expenditures to meet the intensifying EPA requirements and the aging pond system.

Total Expenditures

	FY 2016-17	FY 2016-17	FY 2017-18	\$ INCR (DCR)	% INCR (DCR)
	Adopted	Outlook	Proposed	VS 2016-17 Budget	VS 2016-17 %
Total Normal Expenses- Operations and Project	2,478,026	2,451,801	2,527,362	\$49,336	2%
Excess Revenue	0	37,094	0		

The proposed budget is balanced as is required by Florida statutes.

**TAMPA PALMS CDD
PROPOSED BUDGET- FY 2017-18 - SUMMARY
GENERAL FUND**

	FY 2016-17 Adopted	FY 2016-17 Outlook	FY 2017-18 Proposed	\$ INCR (DCR) VS 2016-17 Budget	% INCR (DCR) VS 2016-17
REVENUE- ALL SOURCES					
Assessments Non-Advalorem	2,569,610	2,569,610	2,621,002	51,392	2%
Early Payment Discount	(102,784)	(102,784)	(104,840)	(2,056)	
Interest Income	10,000	20,869	10,000	(10,869)	
Misc. Rev	1,200	1,200	1,200	-	
Carry Forward					
Total Revenue	\$2,478,026	\$2,488,895	2,527,362	49,336	2%
EXPENDITURES*					
Administrative Expenditures					
<i>S/T Personnel Services</i>	<i>21,834</i>	<i>22,734</i>	<i>21,834</i>	<i>0</i>	<i>0.0%</i>
<i>S/T Professional Services</i>	<i>168,087</i>	<i>142,391</i>	<i>156,057</i>	<i>(12,030)</i>	<i>-7.2%</i>
<i>S/T Administrative Services</i>	<i>14,407</i>	<i>13,818</i>	<i>14,847</i>	<i>440</i>	<i>3.1%</i>
Total Administrative	\$204,328	\$178,943	\$192,738	-\$11,590	-5.7%
Field/ Operations Expenditures					
<i>S/T Field Management Svcs</i>	<i>322,104</i>	<i>322,104</i>	<i>334,188</i>	<i>12,084</i>	<i>3.8%</i>
<i>S/T General Overhead</i>	<i>185,914</i>	<i>184,611</i>	<i>192,830</i>	<i>6,916</i>	<i>3.7%</i>
<i>S/T Landscape Maintenance</i>	<i>1,066,804</i>	<i>1,067,267</i>	<i>1,093,825</i>	<i>27,021</i>	<i>2.5%</i>
<i>S/T Facility Maintenance</i>	<i>194,150</i>	<i>194,150</i>	<i>201,916</i>	<i>7,766</i>	<i>4.0%</i>
Total Field Operations/Services	1,768,972	1,768,132	1,822,759	53,787	3.0%
Total Normal Operations (Admin & Field)	1,973,300	1,947,075	2,015,497	42,197	2.1%
Project Driven Expenses					
Signature TP 2017	78,526	78,526	80,665	2,139	1.5%
Renewal and Replacement & Deferred Mtc	188,100	188,100	190,600	2,500	1.3%
Capital Projects	188,100	188,100	190,600	2,500	1.3%
NPDES/Clean Water	50,000	50,000	50,000	0	0.0%
Total Project Driven Expenses	\$504,726	\$504,726	511,865	\$7,139	1.4%
Total Normal Expenses- Operations and Project	2,478,026	2,451,801	2,527,362	\$49,336	2%
Excess Revenue	0	37,094	0		

**TAMPA PALMS CDD
PROPOSED BUDGET FY 2017-18- DETAIL**

	FY 2016-17 Adopted	FY 2016-17 Outlook	FY 2017-18 Proposed	\$ INCR (DCR) VS 2016-17 Budget	% INCR (DCR) VS 2016-17
REVENUE- ALL SOURCES					
Assessments Non-Advalorem	2,569,610	2,569,610	2,621,002	51,392	2.0%
Early Payment Discount	-102,784	(102,784)	-104,840	(2,056)	2.0%
Interest Income	10,000	20,869	10,000	(10,869)	-108.7%
Misc. Rev	1,200	1,200	1,200	-	
Carry Forward					-
Total Revenue	\$2,478,026	\$2,488,895	\$2,527,362	\$49,336	2%
EXPENDITURES					
Administrative Expenditures					
Personnel Services					
Board of Supervisors	11,000	11,000	11,000	-	0%
FICA ¹	5,810	5,810	5,810	-	0%
FUTA/SUTA ¹ + Payroll Fees	<u>5,024</u>	<u>5,924</u>	<u>5,024</u>	-	0%
<i>S/T Personnel Services</i>	<i>21,834</i>	<i>22,734</i>	<i>21,834</i>	<i>-</i>	<i>0.0%</i>
Professional Services					
Attorneys Fees	15,000	15,000	25,000	10,000	66.7%
Annual Audit	6,057	6,057	6,299	242	4.0%
Management Fees	59,892	59,892	62,288	2,396	4.0%
Property Appraiser	25,696	0	0	(25,696)	-100.0%
Tax Collector	51,392	51,392	52,420	1,028	2.0%
Assessment Roll	<u>10,050</u>	<u>10,050</u>	<u>10,050</u>	-	0.0%
<i>S/T Professional Services</i>	<i>168,087</i>	<i>142,391</i>	<i>156,057</i>	<i>-12,030</i>	<i>-7.2%</i>
Administrative Services					
Directors and Officers Insurance	3,407	2,818	3,407	-	0.0%
Miscellaneous Administrative Service	<u>11,000</u>	<u>11,000</u>	<u>11,440</u>	440	4.0%
<i>S/T Administrative Services</i>	<i>14407</i>	<i>13818</i>	<i>14847</i>	<i>440</i>	<i>3.1%</i>
Total Administrative	204,328	178,943	192,738	-11,590	-5.7%

	FY 2016-17 Adopted	FY 2016-17 Outlook	FY 2017-18 Proposed	\$ INCR (DCR) VS 2016-17 Budget	% INCR (DCR) VS 2016-17
Field/ Operations Services					
Field Management Services					
Field Consultant	99,000	99,000		See District Staff Below	
Administrative Assistant	55,446	55,446		See District Staff Below	
District Operating Staff			160,624	6,178	4.0%
Park Attendants	86,305	86,305	89,757	3,452	4.0%
Park Patrols (Security) Co)	61,353	61,353	63,807	2,454	4.0%
Field Management Contingency	<u>20,000</u>	<u>20,000</u>	<u>20,000</u>	<u>20,000</u>	100.0%
<i>S/T Field Management Svcs</i>	<i>322,104</i>	<i>322,104</i>	<i>334,188</i>	<i>12,084</i>	<i>3.8%</i>
General Overhead					
Insurance	11,127	10,277	11,572	445	4.0%
Information Systems (Tel and Security)	21,128	21,128	21,973	845	4.0%
Water	13,000	13,000	13,520	520	4.0%
Refuse Removal	6,159	6,159	6,405	246	4.0%
Electricity	118,000	118,000	122,720	4,720	4.0%
Stormwater Fee	3,500	3,047	3,640	140	4.0%
Misc. Field Services	<u>13,000</u>	<u>13,000</u>	<u>13,000</u>	<u>-</u>	0.0%
<i>S/T General Overhead</i>	<i>185,914</i>	<i>184,611</i>	<i>192,830</i>	<i>6,916</i>	<i>3.7%</i>
Landscape Maintenance					
Landscape and Pond Maintenance	942,943	942,506	965,011	22,068	2.3%
NPDES Program	30,149	30,149	31,354	1,205	4.0%
Landscape Monitoring Fee	18,000	18,900	18,720	720	4.0%
Landscape and Replacement	<u>75,712</u>	<u>75,712</u>	<u>78,740</u>	<u>3,028</u>	4.0%
<i>S/T Landscape Maintenance</i>	<i>1066804</i>	<i>1,067,267</i>	<i>1,093,825</i>	<i>27,021</i>	<i>2.5%</i>
Facility Maintenance					
Irrigation System	89,576	89,576	93,159	3,583	4.0%
Fountain	22,895	22,895	23,811	916	4.0%
Facility Maintenance	75,712	75,712	78,740	3,028	4.0%
Motor Fuels and Lubricants	4,000	4,000	4,160	160	4.0%
Janitorial/Park Supplies	<u>1,967</u>	<u>1,967</u>	<u>2,046</u>	<u>79</u>	4.0%
<i>S/T Facility Maintenance</i>	<i>194,150</i>	<i>194,150</i>	<i>201,916</i>	<i>7,766</i>	<i>4.0%</i>
Total Field Operations/Services	1,768,972	1,768,132	1,822,759	\$53,787	3.0%

Total Normal Operations	1,973,300	1,947,075	2,015,497	\$42,197	2.1%
	FY 2016-17	FY 2016-17	FY 2017-18	\$ INCR (DCR)	% INCR (DCR)
	Adopted	Outlook	Proposed	VS 2016-17 Budget	VS 2016-17
Project Driven Expenses					
Signature TP 2017	78,526	78,526	80,665	2,139	2.7%
Renewal and Replacement & Deferred Mtc	188,100	188,100	190,600	2,500	1.3%
Capital Projects	188,100	188,100	190,600	2,500	1.3%
NPDES/Clean Water	50,000	50,000	50,000	-	0.0%
Total Project Driven Expenses	504,726	504,726	511,865	\$7,139	1.4%
Total Normal Operations and Project Driven Expenses	\$2,478,026	\$2,451,801	\$2,527,362	\$49,336	2%
Excess Revenue	0	37,094	0		

**TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT CDD
PROPOSED FY 2017-18 RESIDENTIAL ASSESSMENTS**

Total Revenue Assessed		FY 2016-17		FY 2017-18		Increase \$		% Incr		
		\$2,569,610		\$2,621,002		\$51,392		2.0%		
	Avg Lot Size	Acreage	Units	Assessment FY 2016-17	FY 2017-2018	Per Unit 2017-18	\$ Incr Vs 2016-17	% Incr FY 2016-17		
Single Family Villages										
Asbury	0.4234	47.42	112	1,079	123,364	1,101.47	\$22	2.1%		
Ashmont	0.3485	9.06	26	922	24,479	941.48	\$19	2.1%		
Cambridge 1	0.4028	14.50	36	1,036	38,068	1,057.45	\$21	2.1%		
Cambridge 2	0.3723	29.78	80	972	79,382	992.27	\$20	2.1%		
Cambridge 3	0.3639	11.28	31	954	30,206	974.38	\$20	2.1%		
Canturbury	0.5185	14.00	27	1,277	35,223	1,304.56	\$28	2.2%		
Coventry	0.4137	19.03	46	1,058	49,715	1,080.76	\$23	2.2%		
Enclave	0.2611	43.34	166	740	125,318	754.93	\$15	2.0%		
Estates at River Park	0.7700	8.47	11	1,802	20,256	1,841.49	\$39	2.2%		
Huntington	0.4693	19.71	42	1,174	50,377	1,199.45	\$25	2.2%		
Kensington	0.4681	22.00	47	1,172	56,254	1,196.89	\$25	2.1%		
Manchester	0.2641	33.80	128	746	97,445	761.29	\$15	2.0%		
Nottingham	0.2000	11.40	57	612	35,597	624.51	\$13	2.0%		
Palma Vista II	0.0637	5.10	80	328	26,689	333.61	\$6	1.7%		
Reserve	0.7651	87.22	114	1,793	208,734	1,831.00	\$38	2.1%		
Sanctuary	0.1453	11.48	79	498	40,113	507.76	\$10	2.0%		
Sterling Manor	0.1350	13.90	103	476	50,020	485.63	\$10	2.0%		
Stonington	0.4615	27.23	59	1,158	69,790	1,182.88	\$25	2.1%		
Tremont	0.3691	44.29	120	965	118,261	985.51	\$21	2.1%		
Turnbury Wood	0.7700	3.08	4	1,802	7,366	1,841.49	\$39	2.2%		
Wellington	0.2788	20.91	75	777	59,456	792.75	\$16	2.0%		
Westover	0.5446	33.22	61	1,332	82,974	1,360.23	\$28	2.1%		
Wyndham	0.2807	49.97	178	781	141,843	796.87	\$16	2.0%		
Apartments										
5100 LIVE OAKS BLVD LLC	0.0600	46.20	770	319	250,714	326	\$7	2.1%		
JWC TAMPA BP LLC	0.0597	20.30	340	319	110,492	325	\$6	1.9%		
		66.5	1110							
Remote Site Apartments										
EAGLES POINT VENTURES LI	0.0617	11.84	192	195	37,920	197.50	\$3.00	1.5%		
LANDMARK AT GRAYSON PA	0.1696	69.21	408	195	80,580	197.50	\$3.00	1.5%		
Condo's										
Faircrest	0.0725	19.13	264	345	92,984	352	\$7	2.1%		
Hamptons	0.0729	23	315	346	111,255	353	\$7	2.1%		
Palma Vista I	0.0725	2.90	40	345	14,092	352	\$9	2.6%		
		45	619							
Total Assessed					\$2,620,188					
Total Budget					\$2,621,002					
Rounding Error					-\$814.42					

PROPOSED FY 2017-18 COMMERCIAL ASSESSMENTS BY ENTITY

Name	Folio	TSF *	ITE Code**	ITE Factor	Trips	% Trips	ROW	Parks	Admin Asmt	FY 2016-17 Total	FY 2017-18 Total	\$ Incr Vs 2016-17	% Incr Vs 2016-17
GEM PROPERTIES/ AMBERLY LLC	347560960	90.86	820	42.94	3901	19.63%	67,489	\$0.0	\$277	\$66,300	\$67,766	\$1,466	2.2%
REAL SUB LLC	339790402	183.70	820	42.94	7888	39.69%	136,448	\$0.0	\$277	\$133,746	\$136,725	\$2,979	2.2%
NCNB NATIONAL PROPERTIES DEPT	347555055	5.30	912	156.48	829	4.17%	14,344	\$0.0	\$277	\$14,322	\$14,621	\$299	2.1%
PLTP INVESTORS LLC	347555070	97.58	710	11.01	1074	5.41%	18,584	\$0.0	\$277	\$18,470	\$18,861	\$392	2.1%
CAMBRIDGE LLC	347555090	16.01	720	36.13	578	2.91%	10,007	\$0.0	\$277	\$10,080	\$10,284	\$204	2.0%
JEFFERSON BANK OF FLORIDA	347555080	5.39	912	156.48	843	4.24%	14,585	\$0.0	\$277	\$14,557	\$14,862	\$304	2.1%
15802 AMBERLY LLC	347566444	3.61	710	11.01	40	0.20%	688	\$0.0	\$277	\$966	\$966	\$0	0.0%
TAMPA PALMS OFFICE I ENHANCEMENT HOLDINGS LLC	347566442	14.40	565	79.26	1141	5.74%	19,743	\$0.0	\$277	\$19,603	\$20,020	\$417	2.1%
	347555505	2.57	720	36.13	93	0.47%	1,606	\$0.0	\$277	\$1,863	\$1,883	\$19	1.0%
SMO59 LLC	347555506	2.04	710	11.01	22	0.11%	389	\$0.0	\$277	\$673	\$666	-\$7	-1.1%
CARL D AND MARTHA J YATES	347555508	3.99	710	11.01	44	0.22%	761	\$0.0	\$277	\$1,037	\$1,038	\$1	0.1%
LI MANAGEMENT RESOURCE LLC	347555510	2.63	710	11.01	29	0.15%	501	\$0.0	\$277	\$783	\$778	-\$5	-0.6%
FMC SOMERSET LLC	347555515	6.11	720	36.13	221	1.11%	3,819	\$0.0	\$277	\$4,028	\$4,096	\$68	1.7%
ST GEORGE SERVICES LLC	347555517	2.56	710	11.01	28	0.14%	488	\$0.0	\$277	\$771	\$765	-\$5	-0.7%

PROPOSED FY 2017-18 COMMERCIAL ASSESSMENTS BY ENTITY

RAYMOND W MATHEWS SR	347555518	2.04	710	11.01	22	0.11%	389	\$0.0	\$277	\$673	\$666	-\$7	-1.1%
CERILLO FAMILY LLC	347555521	2.57	720	36.13	93	0.47%	1,608	\$0.0	\$277	\$1,866	\$1,885	\$19	1.0%
SOMMERSET PARK LLC	347555523	2.57	720	36.13	93	0.47%	1,607	\$0.0	\$277	\$1,865	\$1,884	\$19	1.0%
PAUL H AND SUSAN M L DUGA CO	347555529	4.18	720	36.13	151	0.76%	2,609	\$0.0	\$277	\$2,845	\$2,886	\$41	1.5%
BEACHDALE PROPERTIES L C	347555527	4.12	720	36.13	149	0.75%	2,576	\$0.0	\$277	\$2,812	\$2,853	\$41	1.4%
RODENT REALTY INC	347555525	2.54	720	36.13	92	0.46%	1,589	\$0.0	\$277	\$1,847	\$1,866	\$19	1.0%
ROLLI PROPERTY INVESTMENTS LLC	347555452	2.69	720	36.13	97	0.49%	1,682	\$0.0	\$277	\$1,938	\$1,959	\$21	1.1%
TAMPA PALMS ANIMAL HOSPITAL INC	347555454	2.60	710	11.01	29	0.14%	494	\$0.0	\$277	\$777	\$771	-\$5	-0.7%
ALLMAY INC	347555456	2.60	710	11.01	29	0.14%	494	\$0.0	\$277	\$777	\$771	-\$6	-0.7%
RODNEY HOLCOMBE	347555458	2.64	720	36.13	95	0.48%	1,650	\$0.0	\$277	\$1,907	\$1,927	\$20	1.1%
L C GIGINO	347555460	2.64	720	36.13	95	0.48%	1,650	\$0.0	\$277	\$1,907	\$1,927	\$20	1.1%
TAMPA PALMS CLUB INC	347560154	92.64	495	22.88	2120	10.7%	36,667	\$0.0	\$277	\$36,156	\$36,944	\$789	2.2%
KEVIN MELKER LLC	347555502	2.04	720	36.13	74	0.37%	1,276	\$0.0	\$277	\$1,541	\$1,553	\$12	0.8%
Totals					19871		\$343,743	\$0.0	\$7,479	\$344,109	\$351,222	\$7,113	2.1%

**** ITE / Land Use Classification Source: Hillsborough County Property Appraiser**

RESOLUTION 2017-2

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT
APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2017-2018;
SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA
LAW; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“Board”) of the Tampa Palms Community Development District (“District”) prior to June 15, 2017, a proposed operating and maintenance budget and debt service budget for Fiscal Year 2017-2018; and

WHEREAS, the Board of the District considered the proposed budget(s) and desires to set the required public hearing thereon.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE TAMPA PALMS COMMUNITY
DEVELOPMENT DISTRICT:**

1. The operating budget proposed by the District Manager for Fiscal Year 2017-2018 attached hereto as **Exhibit A** are hereby approved as the basis for conducting a public hearing to adopt said budgets.

2. A public hearing on said approved budgets is hereby declared and set for the following date, hour and location:

DATE: July 12, 2017

HOUR: 6 PM

LOCATION: Compton Park Meeting Room

16101 Compton Drive

Tampa, Fl 33647

3. The District Manager is hereby directed to submit a copy of the proposed budget(s) to the City of Tampa and Hillsborough County at least 60 days prior to the hearing date set above.

4. In accordance with Section 189.418, Florida Statutes, the District's Secretary is further directed to post the approved proposed budget(s) on the District's website at least two days before the budget hearing date as set forth in section 2. If the District does not have its own website, the District's Secretary is directed to transmit this approved budget(s) to the managers or administrators of the governmental agency(s) listed above for posting on their website.

5. Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 10th DAY OF MAY, 2017.

ATTEST:

BOARD OF SUPERVISORS OF THE
TAMPA PALMS COMMUNITY
DEVELOPMENT DISTRICT

Signature

Signature

Printed Name

Printed Name

Title:

- Secretary
- Assistant Secretary

Title:

- Chairman
- Vice Chairman

Exhibit A: Proposed FY 2017-2018 Budget(s)

Bruce B Downs Update

The construction of the final lanes and the median is in progress: the current work is in the median areas. Amberly Dr is closed to crossover traffic at this time and should reopen this Friday 5/5/17. This will be followed by Tampa Palms Blvd closure beginning this coming Sunday 5/7 and reopening 5/12/17. Cypress Preserve is planned for the following week.

It is hoped, even anticipated, that this work will make an improvement in the “hump” situation that has made crossing BB Downs a little tricky.

Substantial progress has been made on the pond.

Although it is difficult to pick out with so much space and dirt, the maintenance berm is mostly in place. (Indicated in yellow.)

The picture to the right is the deep portion of the pond. Water should fill almost to the bottom of the berm. If you notice the edge of the water level in the pond, you can see where the water has receded. Presumably this is because of evaporation, one more side effect of the record breaking heat.



The County pumped some water from the Area 1 pond. The amount was a drop in the bucket for this pond. The contractor have apparently run into trouble obtaining sufficient ground water to continue to fill the pond. They are asking to meet with staff to ask if they can pump additional quantities.

Staff will get the quantities and times frames and consult first with Joe Laird to see if it will impact the Tampa Palms operation and then with SWFWMD



Jason Rinard will attend the CDD meeting next week. The purpose of his visit is to re-present to the board the entry hardscape features for Tampa Palms Blvd.

Essentially the design is a simple brick and fence pairing that will tie in the monument signs, the brick planters, the brick in the pork chops and the black fencing along BB Downs together into a cohesive whole.

Jason will have pictures of the area as it stands today that will help in providing a more final view than has been available to date.



It has been four years since these original designs were conceived, tentatively approved and preliminarily priced. Staff has had the vendor revisit these designs with current pricing. Fortunately little has changed.

While the plans for the hardscape are sufficiently nailed down for firm pricing, the lighting (essentially up-lighting along the piers) is still a rough estimate until the piers are in place and a judgement can be made about the needs and the ambient lighting.

Area 1 (Exit & Entry)		
2	Monument structures	\$50,000
4	Decorative piers	\$22,000
100	Decorative fencing (between piers)	\$8,500
	Lighting (Rough Estimate)	<u>\$30,000</u>
		\$110,500
Area 2 (Exit & Entry)		
2	Monument structures	\$50,000
4	Decorative piers	\$22,000
100	Decorative fencing (between piers)	\$8,500
	Lighting (Rough Estimate)	<u>\$15,000</u>
		\$95,500

If the board decides that this is the right and final approach, staff would like a motion earmarking the necessary funds for this portion of the restoration.

This is not a request for authority to proceed, just authorization to formally allocate the monies. This hardscape is just a portion, a high value portion, but there is much more than needs to be accomplished.

Of the projects which are both high value (high impact) high importance and relatively independent of the construction warranties for BB Downs there are two, the hardscape on CDD properties (above) and the entry streetlights (following).

Jason has recommended replacement streetlights which are both classic in detail and money pinching in LED engineering and made by a fine hundred year old employee-owned American company, Sternburg Lighting. Their products are of the highest quality and can be seen in VERY upscale communities and venues across the country.

There are many options in these fixtures that improve the resident experience and decrease maintenance and operating costs.

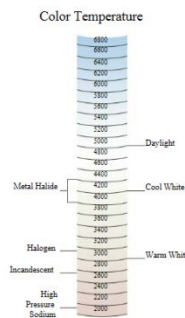
These median-based streetlights (pictured to the right) are among the first things visitors and residents see at night. They are essential to the safety at the main entrances to Tampa Palms.

The LED light sources are available in a number of color outputs from white daylight to the very warm white that Tampa Palms uses on its monuments.

Jason has recommended a warm white; staff will have examples for comparison identified for the board before final approval.

If the board decides that this is the right and final approach, staff would like a motion earmarking the necessary funds for this portion of the restoration.

This is not a request for authority to proceed, just authorization to formally allocate the monies. This, like the hardscape above, is just a portion, and a high value portion, but there is much more than needs to be accomplished.



Street Lighting- Main Entries

Qty	Description	
14	Median Lighting (LED lamp + pedestrian scale poles to replace existing - Area 1)	\$50,000.00
7	Median Lighting (LED lamp + pedestrian scale poles to replace existing - Area 2)	\$30,000.00
1	Electrical Work (to install lighting; excludes fixture costs)	\$60,000.00
		<u>\$140,000.00</u>



Irrigation System (Toro Sentinel) Upgrades

As previously discussed staff is recommending an upgrade to the Sentinel Irrigation Control System used by the CDD.

Background

As detailed in the February reports, CDD utilizes a Toro Sentinel radio-controlled central system to manage the delivery of water to the areas needing irrigation. The system provides for a single point control for all portions of the system including testing, rain delay implementation, program changes for new planting and fault monitoring.



The Sentinel System was installed in 2002 and while it was acknowledged by Supervisor Shimer at that time that radio communications were not optimal (significant distances between units, interference from buildings, trees, powerlines and other electronic devices), **radio communications were deemed the only means that would function in Tampa Palms due to the distances and public roads.**

The Sentinel system has been carefully maintained and has served Tampa Palms well.

Expected Life Cycle*

PVC Pipe	30-50 Years
PVC Mainline	30 Years
Pump Stations	15-20 Years
Control Systems	10-15 Years

For the past several years the CDD has considered upgrades to the Sentinel System central control system (even included irrigation upgrades as possible capital projects). No action was taken until:

- The Sentinel improvements specifically addressed CDD service needs
- The Sentinel advances had time for field testing before implementing by Tampa Palms.

Needs/Requirements

The most pressing need for improvement is in the area of communications. To understand how upgrades and improvements will benefit Tampa Palms, it is necessary to examine the current operation and where the system in place experiences difficulties.

Programs are entered in to the system via a computer located at the CDD offices and transmitted to the field-based control points via radio communications using radio frequency signals broadcast from a tower attached to the CDD building.



These signals are received by satellite controllers which store them for execution at the appropriate times:

- By the satellites themselves or
- By slave units, referred to as "MAPS to" or simply MAPs units.



The satellite controllers (SATs) are wired directly to the valves that they control.

The satellites contain the actual programs for execution and need only to communicate with the central site for program changes or updates.

There are distance limitations (and structures, eg roads) that limit the distance between the SAT and the radio, as well as, the SAT and the valves it controls.

The SAT units also contain the programs for the slave MAPs units which the SATs execute by sending a radio signal from the SAT unit to the MAP unit.



Unlike the SAT units, the MAPs units require a command from the SATs to execute all scheduled irrigation.

Any interference with the radio signals between the SAT and MAPs units results in missed irrigation. This has become a regular event for the reasons discussed last month and with lack of rain, the time has come to make the change

Proposed Upgrades

Toro has been continuously expanding and improving the Sentinel product. The thrust of their attention has been toward (1) LEED certifications, (2) flow and fault assessment in support of multiple state irrigation mandates, and (3) ease of use.

Staff has been monitoring Sentinel System implementations at a couple of high visibility locations for several years (Gaylord Dallas Resort, the Rose Bowl and Highlands Community - just south of Denver). The added features and functions are substantial and have proven reliable.

For Tampa Palms the important improvements fall into three categories:

- Increased site-wide communications options
- Redesign of the controllers with elimination of the slave [MAPs] capability.
- Improved ease of use

Just as important, upgrades to include required improvements can be made without the necessity to replace much of the current CDD system.

- Pedestals remain unchanged
- Lightning / grounding protections remain unchanged (expensive)
- Wiring [SAT to valves) remains unchanged (very expensive to change)
- Wiring [MAPS to valves] remains unchanged (very expensive to change)
- Radio tower

Finally the upgraded units come with new controller components **and a five year warranty.**

Communications

The radio communications used by Tampa Palms since 2002 can continue as the backbone of the CDD system but radio is not the only communications option. No matter whether the central computer is located onsite or at a back-up at a remote location, communication options can be mixed and matched to meet system needs using:

- Radio
- Ethernet
- Standard telephone
- Toro cellular.

The upgraded Sentinel provides that each controller has two-way communications capability so in the event of dead zones connection alternatives are quickly available..... even without reliance on non-radio communications. In hard to reach locations that resist radio interface, cellular is available.

Each Sentinel controller is a fully intelligent unit with program data stored at both the field satellite and within the central computer. **Loss of communication does not result in loss of irrigation.** For this reason full-time communications ceases to be mission critical.

Ease of Use

The new faceplates include data entry points. True two-way communication allows programming changes to occur at the on-site field controller and be uploaded to the central computer. Protection from unauthorized changes is ensured as the controller program can be easily compared to the program saved in the central computer.

Additional Benefits- Future

The Sentinel controller software is equipped to read and comes compatible with water use measuring and flow sensors ... ready right out of the box.

The ability to track water usage and monitor for breaks is becoming a regulatory requirement, especially for users of aquifer water sources such as the CDD. These are “plug and play” devises that can be easily installed by the CDD irrigation technicians.

Turf Guard moisture detection modules that monitor moisture levels directly in the soli allowing focused irrigation and water savings.



Upgrade Costs

The upgrade to Sentinel Version 3, which includes:

- Upgrade 33 station Sentinel version 2 control module to version 3 control module. Includes Ethernet connection, Turf Guard connection, mounting plate with standoffs and screws for external radio, and cable for radio / control module connection.
- Maxon two way UHF data radio, 450-470
- Sentinel Hand Held Radio With Charger, multiple pre-set frequencies
- Installation V 3 Software
- Complete System Reprogramming

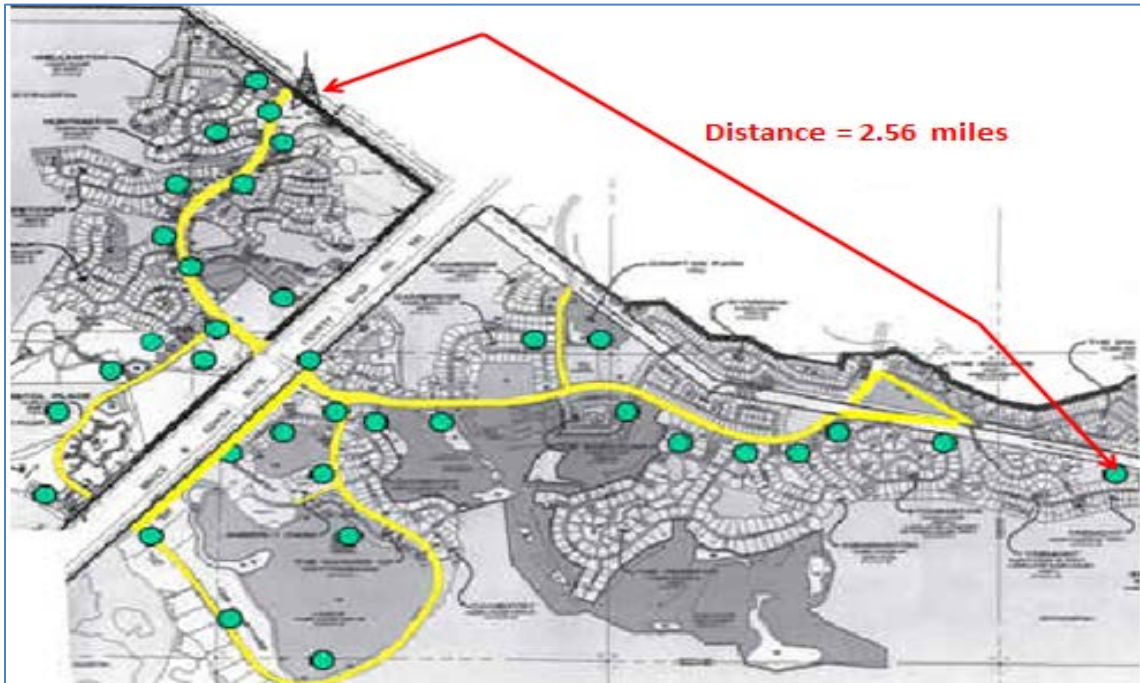
All units and radio warrantied for five years

Sentinel Version 2 to Version 3	
Upgrade	\$54,103.00
After Hours Programming	\$0
Taxes	<u>\$0</u>
	\$54,103.00

These funds are available in Capital Projects, and have been previously allocated for such upgrades.

APPENDIX - SENTINEL CONTROLLERS AND LOCATIONS

Unit Code	Location	Type	Map To	Unit Code	Location	Type
102	Kindercare	MAPs	105	111	Tampa Palms Blvd @ Reserve	SAT
104	Wall TP @ Area 1 Exit	MAPs	105	101	BB Downs- Area 1	SAT
106	TP Blvd - West of Golf Course	MAPs	107	103	Amberly Park	SAT
108	Compton Dr @ Wyndover	MAPs	109	105	Pump Station	SAT
110	TP Blvd @ Sanct	MAPs	111	107	TP Blvd @ CC	SAT
112	TP Blvd @ Stonington	MAPs	113	109	Compton Park	SAT
114	TP Blvd at Yardley	MAPs	113	113	TP Blvd @ Stonington Exit	SAT
116	Amberly / BB Downs	MAPs	117	115	Unit 115 Oak Park Drive	SAT
119	Nottingham Wall	MAPs	103	117	Amberly @ Hampton's	SAT
201	Median TP Blvd/BB Downs	MAPs	203	118	Death Valley	SAT
205	Dawson Ridge/Asbury	MAPs	204	203	TP Blvd @ Grace Church	SAT
206	TP Blvd Across Frm Westover	MAPs	204	204	TP Blvd @ Publix TP Blv Hampton Park	SAT
207	TP Blvd Between Man Entries	MAPs	209	209	Entry 1	SAT
208	Huntington Entry	MAPs	209	210	Unit 210 CDD Drive Unit 213 Amberly at	SAT
211	Wellington Entry	MAPs	210	213	Turnbury	SAT
212	Amberly Drive/ Asbury Amberly- Past Palma Vista-	MAPs	213	202	Removed From Service	
214	Behind Hedge	MAPs	213			
215	Someset	MAPs	101			



Community Appearance

Per the OLM inspections (93% this week), the property continues to provide the upscale appearance that the residents of Tampa Palms expect, minimally disrupted by the muss and fuss at the entries.

Extreme diligence on the part of ABM has kept the landscape in reasonable condition despite record breaking high temperatures and only receiving trace rain on a single day in the last 45 days.

All ponds within the District are dropping in level, many significantly.

Those stormwater ponds that are small or shallow are the most noticeable; some are almost dry.

Most of the ponds along the boulevards and in the parks are relatively large. Fortunately these are the ponds which are most visible to residents and visitors.

Still some of the boulevard ponds are declining to a point where the fountains cannot be operated without additional water. Stonington fountain has been shut down and the Wyndham pond is being watched.

Even the large and deep ponds are showing decreases in level of five feet or more. A typical pond is the one in Amberly Park shown to the right.

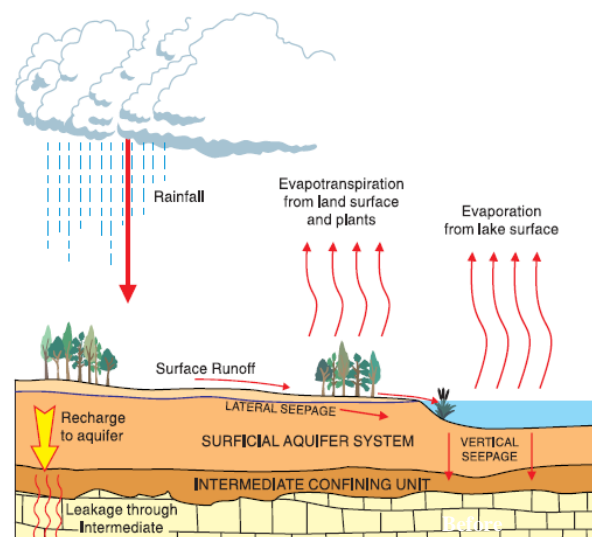
There continues to be sufficient water to operate the fountain but a wide sand bank is now visible around the perimeter.

Water in the environment moves from the atmosphere, to the land surface, to the ground-water system, and back to the atmosphere in a cycle called the hydrologic cycle.

The primary components of the hydrologic cycle in Tampa Palms are rainfall, runoff, infiltration (aquifer recharge), transpiration, and evaporation.

When rain falls, some of the water infiltrates the ground and recharges the aquifer. The balance of the water is used by the trees and plants or drains to the ponds. Both the plants (evapotranspiration) and the ponds (evaporation) return water to the atmosphere.

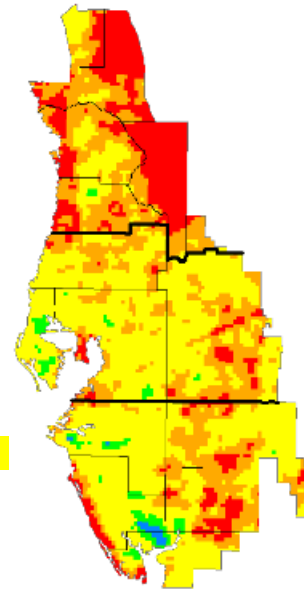
Without rain, especially in the presence of high heat, the ponds lose volume and recede. **Tampa Palms is not permitted by SWFWMD to use aquifer water from the irrigation system to augment the ponds for aesthetic purposes.**



Despite the record breaking heat SWFWMD has not instituted any emergency water use restrictions for the Tampa Palms area. This is attributable in part to the fact that the aquifer was greatly “recharged” during the past two years of generous rainfall.

Rainfall Distribution
April 2016 through March 2017

The map to the right details the twelve month rainfall through of 2017. The yellow areas are normal, the green indicates above normal rainfall.(It is difficult to see but there is a small green area approximately in the Tampa Palms area,)



As judged by the time of year and April measurements, the aquifer in this area is “normal”, though much lower than a year ago. Below is the SWFWMD report for last week.

Region	April 26 percentile*	Previous week	Same date last year percentile	Normal percentile**
North	22	23	60	25-75
Central	36	37	77	25-75
South	16	18	64	25-75

* The **percentile** compares current aquifer levels to historical levels during the same time of year on a scale of 0-100. For example, the if groundwater level is at the 50th percentile, it means that half of the historical levels for this time of year were higher and half were lower than the current level.

** Any level that falls between the 25th and the 75th percentile is considered **normal**. Less than the 25th would be considered below normal and above the 75th percentile is above normal.

Looking ahead NOAA’s Climate Prediction Center's (CPC) three-month weather forecast, as of April 20, 2017, indicates that there equal chances for normal or above/below-normal rainfall throughout the SWFWMD during the composite 3-month period from May through July 2017.

Correspondingly the temperature forecast for this same time-period indicates above-normal temperatures in all three regions of the District.

Amberly – East

The crape myrtles are returning this year in nice form. It will be a couple of months before any evaluation of bloom can be made.



The seven to ten trees that did not flush out last year were allowed to stay to see if a second year might do the trick.

Although it is early and they still might respond, conventional wisdom is that they are not going to very produce sufficient leaves, never mind blooms, to make them a landscape asset. The will probably have to be removed by late summer.



Annual Plantings



The summer annuals will be installed the week of June 1st and coleus will be used for all entries.

Coleus are used in the summer and early fall because they are a heat-tolerant, durable annual which has very few disease and insect problems.

There are very few annuals that will thrive in full, hot sun. Coleus are a colorful exception.



Most varieties of coleus used today have been developed precisely for commercial displays - such as at theme parks and resorts- and for use in the direct sun. Sometimes the plants will appear to flag slightly at the end of the day but they recover overnight, especially with irrigation.

For the June installation a dark burgundy plant (oxblood) will be coupled with a light green and a green/gold mixture for color contrast.



Additionally some locations, especially those where there is insufficient room to show off two colors, a mixed green and purple coleus, the watermelon, is planned.

This is a showy three-color plant which has been used in Tampa Palms previously.

Palm Trees

While there have been some palm losses due to weevils; those losses have been in trees assessed as already infected. For the treated palms, there have been no losses so far. It has been observed that our neighbors in TP North are beginning to lose trees.

The tarrow palms and fountain palms are slow growing palms that take a VERY long time to acclimate. Once they settle in, they are strong and seem to resist even the fungus problems of other palms. The palms to the right are at the Wellington entry.



Park Updates

The parks are getting ready for the rush of visitors that comes with the end of the school year.

- Buildings, seating and playgrounds have been pressure washed.
- New swing chains have been installed in Hampton (the covering on the chains was beginning to crack).
- New trash cans have been installed in Amberly Park.
- New rubber mushrooms have been ordered and will be installed as soon as they arrive (most likely next week).
- Trees in Hampton Park were trimmed away from the courts and buildings.
- Chips and rust areas on the bench swings are being sanded and touched-up with paint.



The safety surface for Hampton Park will be installed with the completion of Compton Park. The plan is that when Compton Park's playground is ready for operation - in the coming weeks - Hampton will be closed and first the old safety surface will be removed and disposed of and then the new surface installed. Parents will be directed to the new Compton playground or to Amberly Park.

There exists a situation at the City of Tampa Rec Center in Tampa Palm North regarding the safety surface for the playground at that location.

The safety surface at the Rec Center, which is a sheet-type surface, began to separate along the lines where the seaming occurred.

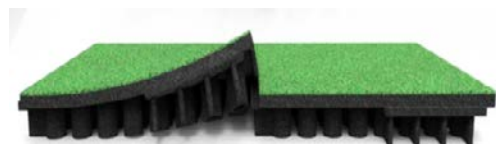


The surface is relatively thin and therefore light weight. As the separations occurred, it was possible for children to just lift up the surface and crawl under the material. Obviously this brought concerns for child suffocation and the fact that a child could be hurt from falling.



The Rec Center Park, the only public playground in New Tampa has been closed for almost 10 weeks as the City wrangles with the vendor over warranty issues with the surface.

Safety surface suffers in the Florida heat. It is for that reason Tampa Palms elected to use a surface that (1) does not breakdown as easily in the heat (tests a year ago showed the attenuation intact), (2) cannot be ripped up in sheets creating the hazards such as detailed above and (3) finally lends itself to interim repairs.



For this Tampa Palms has former supervisor Randy Marlowe (and his brother Rick) to thank for the research they provided.

The safety surface used by Tampa Palms does separate due to the heat and for that reason Hampton Park's surface is being replaced after almost ten years in service.

Staff continues to monitor the Amberly Park surfaces (a year "younger" than Hampton's surface) and has observed separations. Interim repairs will be made: staff suggests that consideration should be given to replacement of the Amberly surfaces in the next one to two years.



The lollipop umbrellas were installed a few weeks ago and are in place in the center of the playground at Amberly Park.

The empty mulch area no longer looks empty and forlorn (though most of us still miss the tree).

The umbrellas are visible from the street and parking lot, as well as in the park.



One child in the park said “now this place looks just like Disney World”.

The parent commented dryly... “*but a whole lot cheaper*”.

The Securitas guards are in place in all three parks. Staff, along with TPOA staff, speaks with the Securitas District manager weekly and meets quarterly to review the operation and adjust post orders to meet current conditions.

One rather new development has been the attempted use of alcohol in Amberly Park, particularly during parties on the weekends. Alcohol has never been allowed in any CDD park. There is limited use allowed at Compton but only indoors and only at private parties.

A multi-step approach is in effect.

- If a guard sees alcohol in use, he requests that it be removed from the park (beer emptied, bottle in car etc.).
- If there is no compliance he / she re-engages and explains that the alcohol must be removed from the park or they must leave.
- If there is still no compliance, they are asked to leave and the police are engaged if necessary.

An article about this issue will be in the next TPOA newsletter.